

## **Narrative Information Sheet**

### **Newberry, SC Brownfields Assessment Grant FY2020**

R04-20-A-081

#### **IV.D.1. Applicant Identification**

Newberry County  
1309 College Street  
P.O. Box 156  
Newberry, SC 29108  
Phone 803 321-2100

#### **IV.D.2. Funding Requested**

##### **IV.D.2.a. Assessment Grant Type**

Community-Wide

##### **IV.C.2.b. Federal Funds Requested**

##### **IV.D.2.b.i. Requested Amount**

\$300,000 requested  
(\$200,000 Hazardous Substances, \$100,000 Petroleum)

##### **IV.D.2.b.ii. Federal Funds Requested Waiver**

NA

##### **IV.D.2.c. Contamination**

Hazardous Substances and Petroleum

#### **IV.D.3. Location**

Although the County of Newberry, South Carolina will serve as our grant's maximum universe, our principal geographic focus area will be the designated Opportunity Zone US Census Tract 9505.02. This designated Opportunity Zone with tremendous needs contains many properties ripe for industrial and commercial redevelopment. The City of Newberry and Newberry College will be integral partners in this project, as they are located within and adjacent to the Opportunity Zone and have great interest in the successful redevelopment of sites in this area.

#### **IV.D.4. Property Information For Site-specific Proposals**

Does Not Apply

#### **IV.D.5. Contacts**

##### **IV.D.5.a. Project Director**

Rick Farmer, Director  
Newberry County Economic Development  
PO Box 381  
1852 Wilson Rd  
Newberry, SC 29108  
803 321-2042  
[rfarmer@newberrycounty.net](mailto:rfarmer@newberrycounty.net)

##### **IV.D.5.b. Chief Executive/Highest Ranking Elected Official**

Wayne Adams, County Administrator  
Newberry County  
P.O. Box 156  
1309 College Street  
Newberry, SC 29108  
803 321-2100  
[wadams@newberrycounty.net](mailto:wadams@newberrycounty.net)

#### **IV.D.6. Population**

2017 population estimates for our targeted areas are as follows:

Census Tract 9505.02: 5,665 (Opportunity Zone)

City of Newberry: 10,302

Newberry County: 38,488

#### **IV.D.7. Other Factors Checklist**

| <b>Other Factors</b>  | <b>Page #</b> |
|---|---------------|
| Community population is 10,000 or less.   | 4             |
| The applicant is, or will assist, a federally recognized Indian tribe or United States territory.   |               |
| The priority brownfield site(s) is impacted by mine-scarred land.   |               |
| The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them). |               |
| The priority site(s) is in a federally designated flood plain.  |               |
| The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.   |               |
| 30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.   |               |

#### **IV.D.8. Letter from the State or Tribal Environmental Authority**

Attached



November 22, 2019

Brian Gross  
Region 4 Brownfields Coordinator  
United States Environmental Protection Agency  
Resource Conservation and Restoration Division  
61 Forsyth Street SW  
Atlanta, Georgia 30303-8960

RE: EPA Brownfields Assessment Grant  
Newberry County, South Carolina

Dear Mr. Gross:

The South Carolina Department of Health and Environmental Control, the State's environmental authority, acknowledges and fully supports Newberry County's application for a Brownfields Assessment Grant. The grant funds will focus on industrial and retail/light commercial redevelopment their Opportunity Zones, partnering closely with the City of Newberry and Newberry College.

The Department appreciates your consideration of the application and hopes for a favorable outcome. Your positive response will assist the County in its efforts to revitalize properties in the community. If you have any questions or need additional information, please contact Robert Hodges of my staff at (803) 898-0919.

Sincerely,

A handwritten signature in blue ink, appearing to read 'H. Porter', is written over a horizontal yellow line.

Henry Porter, Chief  
Bureau of Land and Waste Management

cc: Liz Basil, EA BHES  
Robert Hodges, Manager, Brownfields Program



## **Narrative 1.a. Target Area and Brownfields**

### **1.a. i. Background and Description of Target Area**

Newberry is a predominantly rural county (population 38,520) situated along the Interstate 26 corridor roughly equidistant (one hour) between the urban areas of Columbia and Greenville-Spartanburg, SC. The Cherokee inhabited the land in pre-Colonial times, and it was settled by German, English, and Scotch-Irish immigrants in the middle 18th century. During the 19th and much of the 20th century, it was principally a cotton growing region. The area prospered as a railroad hub, and textile manufacturing became an important part of the local economy. However, by the mid-20th century, the soil was suffering from erosion and nutrient depletion, and along with boll weevil damage and other economic factors cotton farming and ultimately the textile industry faded away. The decline of the textile industry left behind abandoned mill buildings and significant under- and un-employment. Agriculture remains central to the local economy, but now it is the production of turkey, cattle, eggs, and milk instead of field crops.

The area has struggled to recruit higher-paying jobs, and population growth has been essentially stagnant for the past 100 years, unlike nearby Columbia and Greenville, which over the same period have seen a roughly 8-fold population increase. In very recent years, there have been a few new manufacturing employers locate to the area, such as a significant 2018 announcement of a Samsung appliance manufacturing operation. Despite some recent progress, the area must continue to recruit higher-paying jobs as better opportunities are still very much in need.

The City of Newberry (population 10,302) is the County Seat, largest population center, and home to many wonderful buildings on the National Historic Register. Several of these buildings have been restored and brought back into use in recent years, including the Old Court House, Opera House, and Ritz Theatre. Newberry College was chartered in 1856 on the northern edge of the City and has grown substantially in recent years, with a current enrollment of 1,208 students. Due principally to Newberry College and Piedmont Technical College, the City of Newberry has almost twice the percentage of 18-24-year old residents as compared to statewide averages (16% vs 9.8%). Even with the redevelopment of many downtown buildings, Newberry is significantly lacking in recreational opportunities for the college-age demographic, having no movie theatre (32 miles away in Columbia) or bowling alley (24 miles away in Clinton) as examples.

Located just across College Street from Newberry College is Census Tract 9505.02 which encompasses the western end of the City limits and stretches northward towards Interstate 26. The tract is a designated *Opportunity Zone* and has had persistent long-term poverty rates well above 20% of the population. Several vacant, former industrial sites are present in the tract, along with many smaller vacant or under-utilized properties with potential and/or known environmental problems. The area also struggles with unemployment (**14.8%**) and education, with **53%** of the population not having completed high school. ***Opportunity Zone Census Tract 9505.02 will be the main geographic focus area*** for this project due to its unique challenges and opportunities.

Newberry County will assess Brownfields sites with a **two-pronged approach**: (1) identifying and readying ***industrial sites for quality job growth***, and (2) identifying and assessing properties for retail or commercial ***redevelopment/reuse that will directly impact college-age residents***. Newberry College students will be on the advisory board for this project and student involvement will be incorporated throughout, integrating aspects of the grant into the curriculum of several classes ranging from environmental science to business to governmental relations. Project success in these two important areas will bring quality jobs to the area while improving quality of life for an important demographic, leading to long-term growth and prosperity for Newberry.

### **1.a. ii. Description of the Priority Brownfield Sites**

We have identified several sites from each focus area of industrial development (*jobs*) and in-town reuse/redevelopment opportunities (*quality of life, college demographic*). We will utilize

grant funds and time to carefully develop a full inventory of possible assessment sites, and prioritize work based on community needs and redevelopment potential. Example sites:

Dickert Lumber – Industrial (Haz & Petro): The Dickert Lumber site is located just outside the north-northwesternmost boundary of the City of Newberry on Highway 76, just across from the Newberry County Airport, and fully within our designated Opportunity Zone. The site comprises three parcels totaling 82.47 acres and is split by a railroad line. The Dickert site wraps around two sides of the neighboring Philips Composites Group, a manufacturer of composite utility poles. The County has secured access to the site for assessment. Dickert Lumber began in 1973, however the site was in use as a lumberyard/sawmill dating back to the 1940's. Dickert Lumber ceased operations in 2001. Exact historical processes are not known but wood treating is likely to have occurred at the site. Over the years, pentachlorophenol (PCP), creosote, and chromated copper arsenate (CCA) were used for wood preservation. Whether these preservatives were applied under pressure or dipped, typical operations maintained a drip area where lumber was stacked to dry after treatment. Past environmental sampling at the site has found PCP in soils above EPA's Regional Screening Levels (RSLs) and also in site groundwater above EPA Maximum Contaminant Levels (MCLs). The extent of this contamination has not been determined. Also, the site was subject to a soil removal related to petroleum underground and above storage tank (UST/AST) contamination in the early 2000's. The Dickert site is a prime industrial site with existing rail access, conveniently located on a main road near both the airport and interstate. Currently the County has **zero** inventory of rail-accessible sites, greatly hindering industrial recruitment. Answering lingering questions about historical environmental problems at the site and laying the groundwork for a potential purchaser to enter the SCDHEC Voluntary Cleanup Program makes Dickert Lumber a prime candidate for a major manufacturing redevelopment.

Morehead Oil and College Street Corridor (Petroleum): Morehead Oil (also fully within the Opportunity Zone) is an abandoned regional petroleum distributor. Now overgrown and deteriorating, the facility had a documented petroleum spill (3250 gallons) with resulting contamination, located adjacent to residential property. In addition to the contamination, various containers of oils, solvents, and grease were present during a past site assessment, and the poor condition of the building makes the site a hazard to nearby residents and trespassers. Morehead Oil is located along the College Street corridor leading from downtown Newberry, past Newberry College to Highway 76. This 1.5-mile corridor is primarily commercial and light industrial, though it has many abandoned or under-utilized properties. Several former gas stations are located along the corridor, and several other sites have had potential environmental-contaminating histories.

Located just beyond College Street about halfway along this corridor (just across RR tracks from Morehead Oil) is the former Oakland Mill. Oakland Mill was rehabilitated into a mixed-use property ten years ago and now houses some Newberry College dormitories, market-rate apartments, classrooms, and a coffee shop. Last year, a tennis center (\$2.4M) was added that will be home to the Newberry College tennis program. Additionally, the City has received multiple grants to improve water, wastewater, and streetscaping along this corridor. All of these activities have improved the corridor, yet little to no business/commercial revitalization has occurred. With lingering environmental questions answered and the momentum of this project we hope to bring significant redevelopment along the corridor that will benefit Newberry College students and ultimately the entire community.

### **1.b. Revitalization of the Target Area**

#### **1.b. i. Reuse Strategy and Alignment with Revitalization Plans**

The primary focus of the Newberry County Economic Development office is the creation of quality jobs for the citizens of Newberry County. There have been recent successes on that front; however, the County still suffers as wages are considerably lower than other faster-growing counties

nearby. Education levels in the County also must improve to attract higher-paying industry, as 21.9% of County residents over 25 years old have not graduated high school (vs statewide 14%, American FactFinder-census.gov). At this point in time, the County has zero available rail-access sites to lure new large-scale manufacturers. Sites like Dickert Lumber must be identified and prepped for development in order for any large project to consider locating to the area. Redevelopment of these sites is strongly preferred over developing new, greenfield sites, which leads to sprawl and leaves abandoned properties as eyesores to the community. The County must build off these recent successes and look to attract both top-line manufacturers and suppliers (for nearby industries as well as South Carolina's growing vehicle/aviation industries).

Quality of life issues are key factors in attracting potential students and new City residents, as well as new industries. As discussed earlier, Newberry is lacking many youth-oriented recreational opportunities and the second goal of this project is to identify, assess, and promote redevelopment that directly benefits young adults. This was a key recommendation in the recent Parks, Recreation, and Tourism Master Plan. The College Street corridor has been an area of focus since the City's 2010 10-Year Master Plan, and some progress has been made, specifically infrastructure gains. However, the area needs new businesses to truly complete the revitalization. Assessment, cleanup strategies, and site promotion through this grant will lead to this redevelopment.

#### **1.b. ii. Outcomes and Benefits of Reuse Strategy**

With environmental issues managed, the Dickert Lumber site could easily attract a very large manufacturing operation given its size, existing functional infrastructure (major road access and rail), and location (near interstate & airport). With this grant we hope to identify at least two additional sites of similar potential. Based on projects of a similar size we estimate the redevelopment of the industrial sites identified through this grant could each potentially produce 250 quality jobs with \$75M investment, helping to meet the local employment Objective 4.2.4 of the County's 10-year Comprehensive Plan. With the recent growth of the automobile industry in the upstate and low-country of SC, there are certainly ongoing opportunities for substantial industrial investment by supplier companies. Newberry County must have available industrial sites to attract these businesses and further expand the impact of this growing industry within our state.

Likewise, with environmental questions answered, the former Morehead Oil and other sites along the College Street corridor could be an ideal location for a boutique bowling alley, small movie theatre, or other community-desired development. Additionally, greenspace reuse with youth-focused activities of some of these properties would be a tremendous outcome. While many of these potential projects would also create jobs, perhaps more importantly they would contribute to the recreational opportunities of the college-age demographic, the entire community and ultimately the quality of life in Newberry.

#### **1.c. Strategy for Leveraging Resources**

##### **1.c. i. Resources Needed for Site Reuse**

Newberry County has often received SC Economic Development grants for assistance with key industrial development projects, and would certainly look to utilize this resource for redevelopment projects related to sites addressed under this grant. The County has received multiple Federal grants to fund improvements at the airport or other infrastructure. Newberry College, who intends to have significant involvement in this project, has a fantastic recent history of capital improvements and has been quite successful raising money for their projects. In 2012, the College acquired the former Speers Street School from the County and completely refurbished (\$3.5M) the 60+ year old historic building. Today, the school houses the College's Department of Teacher Education and is a fantastic example of historic reuse. As we identify, assess, and determine cleanup needs for each site, we will have a better understanding of each site's particular hurdles to redevelopment and be able to apply/receive funding from the most appropriate sources.

### **1.c. ii. Use of Existing Infrastructure**

The Dickert Lumber site is a prime example of infrastructure reuse as the County has a shortage (zero) of available functional rail-access development sites. Sites like Dickert with in-place infrastructure will be highly competitive to lure potential industrial clients as infrastructure improvements are often cost and time-prohibitive. We have already identified at least one additional industrial development site with existing rail access that, similar to Dickert, had been previously used as a lumberyard (specifically CCA wood pressure-treating). Prepping these existing, abandoned sites for industrial reuse by answering and addressing lingering environmental questions will preserve Newberry's resources.

Along the College Street corridor, the City and College have already done significant infrastructure improvements, including the redevelopment of Oakland Mill, water and sewer upgrades, streetscaping, and the new tennis facility. The City is currently installing (completion 2020) a fiber network that will provide gigabit internet access to all City residents and businesses, truly a quality of life feature for our focused (college-age) demographic! With all of these critical infrastructure pieces in place, the College Street corridor is only lacking a new influx of relevant businesses – something this grant will make happen through assessing sites and promoting cleanup and redevelopment.

## **2. Community Need and Community Engagement**

### **2.a. Community Need**

#### **2.a. i. The Community's Need for Funding**

The bulk of Newberry County's 2019-20 budget is spent on public safety, public works, and social and health services. Real estate taxes only account for 54% of the revenue needed to support expenditures, meaning every budget is a challenge. Ultimately, basic services must be the priority for the County, leaving few resources for environmental assessment of troubled properties.

While the downtown historic section of the City has seen marked revitalization over the past 25 years, the rest of the City has lagged behind in redevelopment. The geographic focus area for this grant, Opportunity Zone Census Tract 9505.02, comprises the western portion of downtown Newberry and runs northward by Newberry College to Interstate 26. This tract has certainly not seen the progress enjoyed elsewhere in the City. The **5,665** persons living within the tract struggle with unemployment – most recently measured at 14.8% (2017, American FactFinder – Census.gov). Household median income for the tract is only \$36,196 vs a statewide median of \$46,898. The tract has over twice the percentage of residents not having graduated high school compared to statewide, and 27% live in poverty. The citizens within Census Tract 9505.02 have no resources to address blighted, potentially hazardous properties in their neighborhood. This project, partnering with these communities, can assess the sites, mitigate contamination, and spur meaningful job growth and redevelopment.

#### **2.a. ii. Threats to Sensitive Populations**

Health/Welfare of Sensitive Populations: Within the City of Newberry, 40.8% of households with children under 18 are single-parent households as opposed to 26% statewide. Census Blockgroup 450719505022, the central portion of our Opportunity Zone containing Morehead Oil and most of the College Street corridor, is in the 98<sup>th</sup> percentile of the EJ Screen demographic index. The race/ethnicity of the tract is 64% Black, 27% White, and 7% Hispanic, or approximately twice the county and statewide minority percentages. Our example sites Dickert Lumber and Morehead Oil both have known contamination from past limited assessments, abandoned buildings with unknown materials/waste, and generally potentially dangerous conditions with residential property adjacent or in close proximity. Redevelopment of sites such as this will remove the potential hazards to nearby residents. Improving the availability of higher-paying jobs is also a long-term critical need

of our geographic focus area. Assessing and clearing the way for redevelopment/reuse is the best path for those jobs to come to Newberry.

**Incidence of Disease / Adverse Health Conditions:** According to SC Department of Health & Environmental Control's County Health Profiles, Newberry County has the state's highest incidence of colon/rectal cancer (53.1 vs 38.6/100k statewide – Cancer.gov) and third highest incidence of Alzheimer's Disease (70 vs 45/100k statewide). Pentachlorophenol (PCP), found in soil and groundwater at the Dickert Lumber site, is classified by EPA as a probable human carcinogen. Also, we have identified several former gas stations within our focus area and a former regional petroleum facility with known contamination. Benzene, a component of gasoline, is a known human carcinogen. Though specific causation for cancer and Alzheimer's Disease are complex and not fully understood, studies have documented significant links between air pollution, exposure to toxic compounds, and these diseases. This combination of sensitive populations with our identified contamination is certainly part of the explanation for the poor health outcomes in the area. We must assess these properties so additional leveraged resources can be obtained to manage exposures and assist in improving the health and environment for these communities.

**Disproportionately Impacted Populations:** Our example abandoned sites as well as other existing low-paying industries within the Opportunity Zone are located in and amongst our most sensitive populations, including many minority and impoverished residents. These facilities have disproportionately exposed residents to contaminants, ongoing discharges and air pollution, and further complicated their struggle to improve their quality of life. Recent studies from the UCSF School of Medicine have found that "socioeconomic status is the most powerful predictor of disease, disorder, injury and mortality we have". Children living in poverty have much higher rates of elevated blood lead levels and asthma, two very environmentally-linked conditions. Poverty rates of 27% within our Opportunity Zone, along with unemployment many times the national average and a household income level 25% below state median all serve to document the tremendous need for assistance.

Cleaning up and redeveloping the sites in this grant will immediately reduce exposure to contaminants and also lessen the burden of living near abandoned, derelict (and dangerous) facilities. Improved job opportunities will lead to higher salaries and less poverty. Redevelopment will also increase municipal revenue so that continued infrastructure improvements and quality of life features can be implemented.

## **2.b. Community Engagement**

### **2.b.i. & 2.b.ii Project Partners & Roles**

| <i>Partner Name</i> | <b>List of Project Partners</b><br><i>Point of Contact (Name, Email and Phone)</i>  | <i>Specific Role(s) in the Project</i>   |
|---------------------|---|--|
| Newberry County     | Rick Farmer, Director, Economic Development<br>803 321-2042 <a href="mailto:rfarmer@newberrycounty.net">rfarmer@newberrycounty.net</a>  | Project Director: Advisory Board leadership, contractor oversight, planning, cleanup/redevelopment funding, business recruitment             |
| City of Newberry    | Matt DeWitt, City Manager<br>803 321-1000 <a href="mailto:mdewitt@cityofnewberry.com">mdewitt@cityofnewberry.com</a>  | Advisory Board member, city sites lead, recruitment, planning, locate funding sources for cleanup/development                                |
| Newberry College    | Maurice Scherrens, President<br>803 321-5102 <a href="mailto:mscherrens@newberry.edu">mscherrens@newberry.edu</a><br>Julie McCrary, Director of Institutional Research<br>803 321-1000 <a href="mailto:Julie.McCrary@newberry.edu">Julie.McCrary@newberry.edu</a> | Advisory Board member, College student involvement coordinator, planning, recruitment, funding sources / fundraising for cleanup/development |



|                                     |   |  |
|-------------------------------------|---|--|
| Newberry County Chamber of Commerce | Michelle Long, Director<br>803 276-4274 michelle@newberrycounty.org | Business recruitment/expansion, redevelopment planning |
| Newberry Business Alliance          | Scott Cain, President<br>803 276-6228 scain@newberrycounty.net      | Business growth/expansion, redevelopment planning      |

Upon grant award, an Advisory Board will be formed consisting of members from each project partner and several other members from the general public and community groups. We will actively recruit small community group members so that our Board mirrors our target community. As Newberry College is interested in significant involvement with this project, we are looking to integrate the activities of the grant into the college curriculum; therefore, we will have active membership of Newberry College students and their involvement in every phase of the project. The Advisory Board will meet quarterly focusing on these tasks: (1) site selection and prioritization, (2) communicating updates on the project to the community, (3) aligning the project with community needs, and (4) promoting the project and findings to developers and property owners.

The County will work closely with the SC Department of Health & Environmental Control (SC DHEC), who will assist with site eligibility determinations and review assessment/cleanup planning reports. DHEC's Voluntary Cleanup Program will be a critical component to successful redevelopment at our sites. Project representatives will maximize opportunities to discuss revitalization with local developers, realtors, and business leaders by attending/presenting at local organizations such as the Newberry Chamber of Commerce or Newberry Business Alliance. Project members will also travel to Regional/National Brownfields conferences to learn more about Brownfields opportunities and share their experiences.

### **2.b. iii. Incorporating Community Input**

Public meetings / availability sessions will be held at least twice a year (six total) to present updates on project progress and to gain feedback from the community on next steps and redevelopment opportunities. We will look for unique opportunities to maximize public interaction and will meet at various times and locations within our targeted area. All of our meetings will be held at facilities with easy access for all persons. As Newberry County is home to approximately 6.3% Spanish-speaking households, we will enlist translators as necessary for meetings and general communications. The Advisory Board will host a table at one of several community festivals in downtown Newberry to share news of the project and solicit feedback from the community on project goals. In addition to public meetings, we will keep the community informed through a quarterly e-mail update sent to all interested parties, updates on partner websites/social media, and local newspaper coverage (the weekly *Newberry Observer*). Within the City of Newberry, the Mayor has a regular e-mail update to residents that will be utilized for updates to residents. Project meetings and activities will be broadly announced at the College and relevant classes will have involvement at every event. The Project Director, working with the environmental contractor and other Advisory Board members, will prepare outreach messages and materials to be distributed at meetings, as well as e-mail updates, newspaper content, and partner web-site/social media content. As each project progresses toward redevelopment, we will reach out to immediately impacted residents, businesses, and neighborhood groups to maximize the engagement of stakeholders in important decisions on their neighborhood's future.

## **3. Task Descriptions, Cost Estimates, and Measuring Progress**

### **3.a./3. b Description of Tasks and Activities / Cost Estimates & Outputs**

Newberry County is requesting \$200,000 to assess community properties with potential hazardous substance contamination and \$100,000 to assess potential petroleum contamination sites. Funding will be used to for the following:

- Task 1: Community Engagement
- Task 2: Site Inventory Development, Prioritization, and Eligibility
- Task 3: Phase I/II Environmental Site Assessments
- Task 4: Cleanup Alternative Assessments and Redevelopment Planning activities
- Task 5: Cooperative Agreement Oversight

Cost estimates below are based on discussions with local environmental consulting firms, cost estimates used for similar SC awarded grant applications from FY2018, and discussions with the SC DHEC Brownfields Program Manager.

| Newberry Assessment Grant - BUDGET TABLE |             |                      |   |                                |                                  |                                 |                  |
|--|-------------|----------------------|---|--------------------------------|----------------------------------|---------------------------------|------------------|
| PROJECT TASKS                            |             |                      |   |                                |                                  |                                 |                  |
| Budget Categories                        |             | TASK 1               | TASK 2                                      | TASK 3                         | TASK 4                           | TASK 5                          | CATEGORY TOTALS  |
|  |             | Community Engagement | Site Inventory, Prioritization, Eligibility | Environmental Site Assessments | Cleanup & Redevelopment Planning | Cooperative Agreement Oversight |                  |
| HAZARDOUS SUBSTANCES                     |             |                      |   |                                |                                  |                                 |                  |
| Direct Costs                             | Personnel   | \$3,000              | \$2,500                                     | \$2,500                        | \$3,000                          | \$4,000                         | \$15,000         |
|  | Fringe      | \$2,250              | \$1,875                                     | \$1,875                        | \$2,250                          | \$3,000                         | \$11,250         |
|  | Travel      | \$6,000              |   |                                |                                  |                                 | \$6,000          |
|  | Equipment   |                      |   |                                |                                  |                                 | \$0              |
|  | Supplies    | \$1,250              |   |                                |                                  |                                 | \$1,250          |
|  | Contractual | \$7,000              | \$9,000                                     | \$129,000                      | \$15,000                         | \$6,500                         | \$166,500        |
|  | Other       |                      |   |                                |                                  |                                 | \$0              |
| Total Direct Costs                       |             | \$19,500             | \$13,375                                    | \$133,375                      | \$20,250                         | \$13,500                        | \$200,000        |
| Indirect Costs                           |             |                      |   |                                |                                  |                                 | \$0              |
| Total Hazardous                          |             | <b>\$19,500</b>      | <b>\$13,375</b>                             | <b>\$133,375</b>               | <b>\$20,250</b>                  | <b>\$13,500</b>                 | <b>\$200,000</b> |
| PETROLEUM                                |             |                      |   |                                |                                  |                                 |                  |
| Direct Costs                             | Personnel   | \$2,000              | \$1,500                                     | \$1,200                        | \$2,000                          | \$2,500                         | \$9,200          |
|  | Fringe      | \$1,500              | \$1,125                                     | \$900                          | \$1,500                          | \$1,875                         | \$6,900          |
|  | Travel      |                      |   |                                |                                  |                                 | \$0              |
|  | Equipment   |                      |   |                                |                                  |                                 | \$0              |
|  | Supplies    | \$600                |   |                                |                                  |                                 | \$600            |
|  | Contractual | \$3,800              | \$6,000                                     | \$68,000                       | \$3,500                          | \$2,000                         | \$83,300         |
|  | Other       |                      |   |                                |                                  |                                 | \$0              |
| Total Direct Costs                       |             | \$7,900              | \$8,625                                     | \$70,100                       | \$7,000                          | \$6,375                         | \$100,000        |
| Indirect Costs                           |             |                      |   |                                |                                  |                                 | \$0              |
| Total Petroleum                          |             | <b>\$7,900</b>       | <b>\$8,625</b>                              | <b>\$70,100</b>                | <b>\$7,000</b>                   | <b>\$6,375</b>                  | <b>\$100,000</b> |
| <b>GRAND TOTAL</b>                       |             | <b>\$27,400</b>      | <b>\$22,000</b>                             | <b>\$203,475</b>               | <b>\$27,250</b>                  | <b>\$19,875</b>                 | <b>\$300,000</b> |

**Task 1: Community Engagement** activities will include significant community membership on the project Advisory Board, a minimum of 6 public availability sessions (2x yearly), project updates on County and Advisory Board member websites and social media, quarterly e-mail updates to interested parties, local newspaper coverage, meeting with developers and prospective purchasers, and continuous and meaningful involvement in the project by Newberry College students. Our Program Advisory Board will meet quarterly and maintain necessary communication via e-mail as needed. Project members will travel to Regional/National Brownfields conferences to learn and share experiences. Our Project Director, working with the environmental contractor, will manage and administer all aspects of community engagement.

| Costs/Outputs TASK 1: Community Engagement  |  |                  |                  |
|---|--|------------------|------------------|
| Budget Category   | Description  | Hazardous Amount | Petroleum Amount |
| Salary/Fringe   | Program Director oversight/involvement in community engagement (12 board meetings + 6 public meetings @ 3 hours each, 13 marketing/developer meetings @ 2 hours each, 20 hours for conference attendance X \$50/hour + \$37.50 fringe) | \$5,250          | \$3,500          |
| Contractual   | Brownfields Environmental Contractor involvement in community engagement planning, marketing materials, and public meetings (12 board meetings & 6 public meetings @ 4 hours each X \$150/hour)  | \$7,000          | \$3,800          |
| Supplies  | Board meeting materials, public meeting presentation materials- posters, maps, brochures, project status update sheets.  | \$1,250          | \$600            |
| Travel  | Relevant national and/or regional Brownfields conferences for 1-2 participants from each partner (6 attendees - \$400 airfare + \$200/day hotel meal for 3 days)   | \$6,000          |                  |
| <b>Outputs:</b> Citizen representation on Coalition Advisory Board, minimum of six public meetings/availability sessions, # of Newberry College students participating, local newspaper coverage, # of updates on coalition partner websites and social media, # of e-mail blasts to interested parties, unique outreach opportunities through local festivals. Brownfields National/Regional conference attendance by coalition members. |  |                  |                  |

**Task 2: Site Inventory, Prioritization, and Eligibility:** The project will develop a wide Brownfields Inventory through research, local knowledge, and public input. Our environmental contractor will work with the Advisory Board and general public to uncover and research potential sites, in addition to those already identified. We will attempt to uncover sites throughout our focus area with environmental concerns, always considering options for reuse/redevelopment. The inventory will be prioritized by the Advisory Board based on the site's needs, potential to succeed and impact to the community. We will work with EPA to confirm eligibility on all sites. Site inventory and prioritization will be a major focus early in our grant to develop a working list of projects. However, we will have a dynamic site inventory to accommodate newly discovered sites of greater need/potential throughout the grant. Our inventory will be maintained using the online Brownfield Inventory Tool (BIT) and will be kept up to date by our environmental contractor in coordination with the Project Director.

| Costs/Outputs TASK 2: Site Inventory Development, Prioritization, and Eligibility                        |   |                  |                  |
|--|---|------------------|------------------|
| Budget Category  | Description   | Hazardous Amount | Petroleum Amount |
| Salary/Fringe  | Program Director oversight/involvement, researching potential properties, interacting with property owners, handling access issues, priority setting with board (80 hours X \$50/hour salary + \$37.50 fringe)  | \$4,375          | \$2,625          |
| Contractual  | Brownfields Environmental Contractor researching historical sites, Federal and State regulatory records, County tax records and working with coalition to identify potential properties. Site reconnaissance to further evaluate and prioritize project workload (100 hours X \$150/hour) | \$9,000          | \$6,000          |
| <b>Outputs:</b> Brownfields Site Inventory ranked by community priority, site eligibility determinations |   |                  |                  |

**Task 3: Environmental Site Assessments (ESAs)** will be completed by our selected environmental contractor. Phase I ESAs will follow ASTM E1527-13 and All Appropriate Inquiry rule. Phase II ESAs will follow ASTM E1903-11 and will include site-specific Quality Assurance Project Plans (QAPPs) and Health & Safety Plans (HASP) for each site, and asbestos or lead-based paint surveys, historic property or endangered species surveys as needed. We anticipate performing **19 Phase I ESAs** and **5 Phase II ESAs** under this grant.

| Costs/Outputs TASK 3: Environmental Site Assessment  |   |                  |                  |
|--|---|------------------|------------------|
| Budget Category  | Description   | Hazardous Amount | Petroleum Amount |
| Salary/Fringe  | Program Director oversight/involvement, interacting with property owners and potential purchasers, obtaining access agreements, contractor coordination, reviewing reports (74 hours X \$50/hour salary + \$37.50 fringe) | \$4,375          | \$2,100          |
| Contractual  | Brownfields Environmental Contractor completing <b>Phase I</b> Environmental Site Assessments (13 Haz & 6 Petro X average \$3,000 each)   | \$39,000         | \$18,000         |
|  | Brownfields Environmental Contractor completing <b>Phase II</b> Environmental Site Assessments (3 Haz @ average \$30,000, 2 Petro @ average \$25,000)   | \$90,000         | \$50,000         |
| <b>Outputs:</b> Phase I: Property Owner Access Agreements, Phase I Reports (13 Haz, 6 Petro)<br>Phase II: QAPP, SAP, HASP, Phase II ESA Reports (3 Haz, 2 Petro) |   |                  |                  |

**Task 4: Cleanup and Redevelopment Planning** will be undertaken on sites in most need, as prioritized by the advisory board in conjunction with public feedback. The environmental contractor will complete **4 Analysis of Brownfields Cleanup Alternatives (ABCA)** reports (3 Haz, 1 Petro) that

will include site assessment findings, site reuse goals, applicable regulations and cleanup standards, evaluation of cleanup alternatives (to include effectiveness, implement-ability, and costs), and ultimately recommend a cleanup alternative. The Project Director and/or advisory board members will meet with prospective purchasers, developers, and real estate agents as necessary to foster cleanup and redevelopment efforts for each site.

| Costs/Outputs TASK 4: Cleanup & Redevelopment Planning   |  |                  |                  |
|--|--|------------------|------------------|
| Budget Category  | Description  | Hazardous Amount | Petroleum Amount |
| Salary/Fringe  | Program Director oversight/involvement, meeting with potential purchasers, developers, lenders, and realtors for redevelopment (100 hours X \$50/hour salary + \$37.50 fringe) | \$5,250          | \$3,500          |
| Contractual  | Brownfields Environmental Contractor completing Analysis of Brownfields Cleanup Alternatives (ABCA) Investigations (3 Hazardous ABCA's @ \$5,000, 1 Petroleum ABCA @ \$3,500)  | \$15,000         | \$3,500          |
| <b>Outputs:</b> ABCA Reports (3 Haz, 1 Petro) - Dickert Lumber (Haz+Petro) and Morehead Oil (Petro) known candidates |  |                  |                  |

**Task 5: Cooperative Agreement Oversight:** The Project Director working with the environmental contractor will oversee grant progress, including initial EPA workplans, quarterly progress and financial reporting, ACRES updating, ongoing project planning/forecasting, and ultimately close-out reporting. Also, the environmental contractor will develop a generic Project-Level QAPP to streamline the Phase II process by addressing necessary QA procedures in one document to be referenced in each site-specific QAPP.

| Costs/Outputs TASK 5: Cooperative Agreement Oversight  |   |                  |                  |
|--|---|------------------|------------------|
| Budget Category  | Description   | Hazardous Amount | Petroleum Amount |
| Salary/Fringe  | Program Director oversight/involvement in EPA workplan development, quarterly reporting, ACRES updating, ongoing project projections, and closeout reporting (40 hours/year + 10 hours closeout X \$50/hour salary + \$37.50 fringe)                                  | \$7,000          | \$4,375          |
| Contractual  | Brownfields Environmental Contractor assisting with workplan development, quarterly and ACRES reporting, development of generic Quality Assurance Project Plan (QAPP), project planning/tracking, and closeout (4 hours/quarterly + 8.66 hours closeout X \$150/hour) | \$6,500          | \$2,000          |
| <b>Outputs:</b> Quarterly reporting on project progress and financial status, development of generic QAPP, routine ACRES updating, closeout reporting, overall project monitoring and oversight. |   |                  |                  |

### 3.c. Measuring Environmental Results

The Project Director will continually track grant progress. We will utilize the online Brownfields Inventory Tool (BIT) and our own Excel-based system to track site inventory, project outputs, and outcomes (sites redeveloped, acres of property available for reuse, new jobs created, additional funds leveraged, etc.). We will also track community engagement by documenting attendance at our public sessions and citizen and student involvement with the project. All of this will be reported on our quarterly reports to our EPA Project Officer. The advisory board will discuss progress at every meeting, and will ensure that we remain on track toward our ultimate goals. A proposed timeline is shown below for grant activities:

| TASK   |   | Federal FY ->    | FY2020          |                 |                 |                 |                 | FY2021          |                 |                 |                 |                 | FY2022          |                 |                 |                 |                 | FY2023          |                 |    |  |  |
|--------|---|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|----|--|--|
| NUMBER | Description   | Quarter ->       | 4 <sup>th</sup> | 1 <sup>st</sup> | 2 <sup>nd</sup> | 3 <sup>rd</sup> | 4 <sup>th</sup> | 1 <sup>st</sup> | 2 <sup>nd</sup> | 3 <sup>rd</sup> | 4 <sup>th</sup> | 1 <sup>st</sup> | 2 <sup>nd</sup> | 3 <sup>rd</sup> | 4 <sup>th</sup> | 1 <sup>st</sup> | 2 <sup>nd</sup> | 3 <sup>rd</sup> | 4 <sup>th</sup> |    |  |  |
| 1      | Sign Coalition Memorandum of Agreement                      |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |    |  |  |
|        | Develop/Formalize Cooperative Agreement                     |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |    |  |  |
|        | Advisory Board Formation                                    |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |    |  |  |
|        | Advisory Board Meetings                                     |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |    |  |  |
|        | Quarterly Reports / Update ACRES                            |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |    |  |  |
| 2      | Initial Public Notice                                       |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |    |  |  |
|        | Kickoff Public Meeting                                      |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |    |  |  |
|        | Public Meeting / Availability Session                       |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |    |  |  |
|        | Communicate Project Progress                                |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |    |  |  |
|        | Site Inventory Development,<br>Prioritization & Eligibility |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |    |  |  |
| 4      | Phase I Assessments   |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |    |  |  |
|        | Phase II Assessments  |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |    |  |  |
| 5      | ABCA Reports  |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |    |  |  |
|        | Redevelopment Planning                                      |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |    |  |  |
|        |   | Month ->         | 7               | 8               | 9               | 10              | 11              | 12              | 1               | 2               | 3               | 4               | 5               | 6               | 7               | 8               | 9               | 10              | 11              | 12 |  |  |
|        |   | Calendar Year -> | 2020            |                 |                 |                 | 2021            |                 |                 |                 | 2022            |                 |                 |                 | 2023            |                 |                 |                 |                 |    |  |  |

#### **4. Programmatic Capability and Past Performance 4.a. Programmatic Capability**

##### **4.a.i. Organizational Structure**

An advisory Board will serve as the governing body for this project, setting priorities and making decisions as needed. The advisory board will have members from several partner agencies and at least one member from the general public. Project decisions will be made by consensus among the advisory board whenever possible; however, in the case of a split board Newberry County will have the final say.

##### **4.a. ii. Description of Key Staff**

The project will be led by Rick Farmer, Director of Newberry County Economic Development. Mr. Farmer has over 20 years of economic development experience, is a SC Certified Economic Developer and was recently named the 2018 SC Economic Developer's Association Local Developer of the Year. He was a key contributor to the recruitment of Samsung to Newberry County. He will be assisted by Kara Cannon, a 5-year Economic Development Specialist also with Newberry County and like Mr. Farmer, a graduate of the SCEDA Institute and the Economic Development Institute at the University of Oklahoma. Other County staff up to and including County Administrator Wayne Adams will assist as needed. We look forward to contributions from partners including Newberry College and the City in addition to other community groups. Our environmental contractor working with these leaders will handle many of the day-to-day grant tasks and will be involved in all aspects of project administration, reporting, and community engagement.

##### **4.a. ii. Acquiring Additional Resources**

Newberry County will acquire a qualified environmental contractor and will follow all applicable requirements under 2 CFR 200 and EPA's Best Practice Guide for Procuring Services, Supplies, and Equipment Under EPA Assistance Agreements (9/7/2018). The environmental contractor will assist in all aspects of grant management, administration, and community engagement, and will prepare all of the Phase I's, Phase II's and ABCAs. Should additional expertise be required, we will secure assistance following all applicable requirements. Legal assistance is available through Jay Tothacer, the Newberry County Attorney.

#### **4.b. Past Performance and Accomplishments**

##### **4.b. ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements**

##### **(1&2). Accomplishments & Compliance with Grant Requirements**

Newberry County has never received an EPA Brownfields grant, but has received numerous Federal, State, and Private grants that they have successfully administered. A recent \$1M grant from the SC Economic Development Authority built 2900 linear feet of roadway in Mid-Carolina Commerce Park, home now to two operating manufacturers. Most recently, in 2018 the County received an approximate \$500k airport improvement grant from the FAA (Grant #3-45-0066-013-208) for construction of a terminal building and parking lot. For all of their grants past and on-going, Newberry County has complied/is complying with all grant terms and conditions and has adhered to agreed-upon completion schedules. All reporting and financial accounting has been acceptable to the grantor and no corrective actions have been required.

Our anticipated Advisory Board partners, Newberry College and the City of Newberry, likewise have had significant experience receiving grants, fund raising, and managing large-scale redevelopment projects. The City of Newberry also routinely receives and appropriately manages grants for assistance with municipal projects, in fact several grants were responsible for the initial restoration of the Newberry Opera House, which has served as the principal catalyst for many other downtown improvements over the past 20 years.

## **Newberry, SC Brownfields Community-Wide Assessment Grant FY2020**

### **III.B. Threshold Criteria for Assessment Grants**

#### **III.B.1. Applicant Eligibility**

Newberry County - Municipality Eligible for Funding

#### **III.B.2. Community Involvement**

Involving **and** Informing our community are the two cornerstones of success for this project, as communication is a two-way process. We intend to involve representation from all parts of the community on our Advisory Board. We will transmit our message through every available communication tool to the community so that we gain valuable feedback from those most impacted. Our regular meetings and availability sessions will be held to solicit ideas and feedback from stakeholders and residents. See Section 2.b for further information.

#### **III.B.3. Expenditure of Assessment Grant Funds**

Newberry County has never received a USEPA Brownfields grant.

### **III.C. Additional Threshold Criteria for Site-Specific Proposals Only**

Does not Apply

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/03/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

Newberry County

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

57-600389

\* c. Organizational DUNS:

0703668280000

### d. Address:

\* Street1:

1309 College st.

Street2:

\* City:

Newberry

County/Parish:

Newberry

\* State:

SC: South Carolina

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

29108-2718

### e. Organizational Unit:

Department Name:

Economic Development

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mrs.

\* First Name:

Kara

Middle Name:

D

\* Last Name:

Cannon

Suffix:

Title:

Economic Development Specialist

Organizational Affiliation:

Newberry County Economic Developmen

\* Telephone Number:

8033212042

Fax Number:

\* Email:

kcannon@newberrycounty.net

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

\* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Newberry County Brownfield Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

|                     |   |
|---------------------|---|
| * a. Federal        | <input type="text" value="300,000.00"/> |
| * b. Applicant      | <input type="text" value="0.00"/>       |
| * c. State          | <input type="text" value="0.00"/>       |
| * d. Local          | <input type="text" value="0.00"/>       |
| * e. Other          | <input type="text" value="0.00"/>       |
| * f. Program Income | <input type="text" value="0.00"/>       |
| * g. TOTAL          | <input type="text" value="300,000.00"/> |

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: